

ARLINGTON PUBLIC SCHOOLS

In accordance with the provisions of the Massachusetts General laws, Chapter 30A, Section 20, notice is hereby given for the following meeting of the:

***Arlington School Committee
Standing Subcommittee: Facilities
Thursday, September 14, 2023
8:00 PM***

Conducted by Remote Participation <https://www.mass.gov/doc/order-suspending-certain-provision-of-open-meeting-law/download> via Zoom link below:

<https://us02web.zoom.us/j/83429795396><https://us02web.zoom.us/j/83429795396>

Open Meeting (J. Thielman)

*Update on District submission to the Capital Planning Committee
-Capital Plan FY24-FY28*

School Facilities - General Update

*Approval of February 13, 2023 Facilities Subcommittee Meeting Minutes
February 13, 2023 - Facilities Subcommittee Meeting Minutes*

New Business

Adjournment

The listings of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Stated times and time amounts, listed in parenthesis, are the estimated amount of time for that particular agenda item. Actual times may be shorter or longer depending on the time needed to fully explore the topic.

Submitted by Jeff Thielman

Massachusetts law requires all open session meetings of public bodies to be accessible to members of the public, including those with disabilities. If you need reasonable accommodations in order to participate in the meeting, contact the Administrative Assistant to the Arlington School Committee Liz Diggins at ediggins@arlington.k12.ma.us.



Town of Arlington, Massachusetts

Location: Conducted by Remote Participation via Zoom

Summary:

Conducted by Remote Participation <https://www.mass.gov/doc/order-suspending-certain-provision-of-open-meeting-law/download> via Zoom link below:

<https://us02web.zoom.us/j/83429795396><https://us02web.zoom.us/j/83429795396>



Town of Arlington, Massachusetts

Open Meeting (J. Thielman)



Town of Arlington, Massachusetts

Update on District submission to the Capital Planning Committee

Summary:

-Capital Plan FY24-FY28

ATTACHMENTS:

	Type	File Name	Description
▢	Budget Document	Capital_Plan_FY24-FY28.pdf	Capital Plan FY24-FY28

Arlington Public Schools
FY25-FY29 Capital Improvement Plan
Draft as of September 7th, 2023

			Useful	Approved	Requested	Requested	Requested	Requested	Requested	Requested
Ln #	Project Title	Priority	Life	Prior Years	FY25	FY26	FY27	FY28	FY29	5-Year Cost
Districtwide										
1	All Schools - Ceiling Tile Replacement	3	N/A	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 40,000
2	All Schools - Energy Efficiency Projects	1	N/A	\$ 31,000	\$ -	\$ -	\$ 70,391	\$ 70,391	\$ -	\$ 140,782
3	All Schools - Flooring	1	N/A	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
4	All Schools - Photocopier Lease Program	1	N/A	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 600,000
5	All Schools - Security Updates	1	N/A	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
	Districtwide, Subtotal			\$ 226,000	\$ 205,000	\$ 205,000	\$ 275,391	\$ 275,391	\$ 195,000	\$ 1,155,782
Arlington High School										
6	Radios	1	10	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	1-to-1 Acadmic Device Program	1	4	\$ -	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 700,000
	Arlington High School, Subtotal			\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bishop School										
8	Front Office Rennovation	2	N/A	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
9	Envelope - Window, Masonry	0	50	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
10	Roof Replacement	1	25	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	RTU's, EMS Upgrades	1	25	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
12	Elevator Upgrade	2	30	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
13	Solar Array	2	30	\$ -	\$ -	\$ 348,000	\$ -	\$ -	\$ -	\$ 348,000
14	Weatherization	1	TBD	\$ -	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ 85,000
	Bishop School, Subtotal			\$ 1,750,000	\$ 1,050,000	\$ 598,000	\$ 85,000	\$ -	\$ -	\$ 1,733,000
Brackett School										
15	Playground Design	1	15	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Playground Renovation	1	15	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
17	Fire Alarm Upgrade	1	15	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
18	Elevator Upgrade	1	30	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
19	Exterior Door Replacement	1	TBD	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
20	Cellular Repeater	1	TBD	\$ -	TBD	\$ -	\$ -	\$ -	\$ -	\$ -
	Brackett School, Subtotal			\$ 80,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000
Dallin School										
21	RTUs, EMS Upgrades, Boilers	1	25	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Arlington Public Schools
FY25-FY29 Capital Improvement Plan
Draft as of September 7th, 2023

			Useful	Approved	Requested	Requested	Requested	Requested	Requested	Requested
Ln #	Project Title	Priority	Life	Prior Years	FY25	FY26	FY27	FY28	FY29	5-Year Cost
22	Upgrade Boiler and Water Heater	1	25	\$ -	\$ -	\$ -	\$ 340,000	\$ -	\$ -	\$ 340,000
23	EMS Upgrade - Alerton to JCI	1	25	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
24	Elevator Upgrade	1	30	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
	Dallin School, Subtotal			\$ 80,000	\$ 150,000	\$ 250,000	\$ 340,000	\$ -	\$ -	\$ 740,000
Gibbs School										
25	Additional Classrooms	1	N/A	\$ 100,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
26	Outdoor Multipurpose Space	2	N/A	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
	Gibbs School, Subtotal			\$ 100,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Hardy School										
27	Roof Repair	1	25	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Reroofing	1	25	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Roof Replacement - Additional \$\$\$	1	50	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
30	Envelope Repairs - Window, Masonry	1	50	\$ -	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -	\$ 2,200,000
31	RTUs, EMS Upgrades, Boilers	1	25	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
32	Fire Alarm Upgrades	1	15	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
33	Elevator Upgrade	1	30	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
34	Solar Array	2	30	\$ -	\$ 236,463	\$ -	\$ -	\$ -	\$ -	\$ 236,463
35	Weatherization	1	TBD	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ 85,000
36	Electrical Service Upgrades - if we go all electric	2	TBD	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
	Hardy School, Subtotal			\$ 750,000	\$ 1,571,463	\$ 2,800,000	\$ 250,000	\$ -	\$ -	\$ 4,621,463
Ottoson Middle School										
37	Radios (See Line 6)	1	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38	Gym Divider	1	50	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Public Address System & Clock Replacements	1	25	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	RTUs Replacement - Must do	1	20	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
	Ottoson Middle School, Subtotal			\$ 95,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Peirce School										
41	RTUs, EMS Upgrades, Boilers (boiler & Water Heater)	1	25	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
42	Elevator Upgrade	1	30	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
	Peirce School, Subtotal			\$ -	\$ 250,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 550,000

Arlington Public Schools
FY25-FY29 Capital Improvement Plan
Draft as of September 7th, 2023

			Useful	Approved	Requested	Requested	Requested	Requested	Requested	Requested
Ln #	Project Title	Priority	Life	Prior Years	FY25	FY26	FY27	FY28	FY29	5-Year Cost
Stratton School										
43	Main Lobby Renovation and Office Additions	2	N/A	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
44	Elevator Upgrade	1	30	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
	Stratton School, Subtotal			\$ -	\$ 400,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 650,000
Thompson School										
45	Air Conditioning	1	25	\$ 260,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	Outdoor Classroom Project/Reforestation Project	1	N/A	\$ 75,000						\$ -
47	Playground Design	1	15	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
48	Playground Renovation	1	15	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
49	EMS Upgrade	1	25	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
50	Generator Upgrade	1	25	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	Thompson School, Subtotal			\$ 335,000	\$ 150,000	\$ 590,000	\$ -	\$ -	\$ -	\$ 740,000
Vehicle Replacement										
51	Bus #103	2	10	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
52	Bus #107	2	10	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
53	Van #109 - 8 Passenger Explorer	1	10	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
54	Facilities Vehicle Replacement Program	1	10	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 100,000
	Vehicle Replacement, Subtotal			\$ -	\$ 150,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,150,000
Information Technology										
55	Google Voice		N/A	\$ -	\$ -	TBD	\$ -	\$ -	\$ -	\$ -
56	Google Suite Upgrade	1	N/A	\$ -	\$ 30,000	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ 290,000
57	School - Admin Computers and Peripherals	1	N/A	\$ 40,000	\$ 80,000	\$ 65,000	\$ 70,000	\$ 75,000	\$ 70,000	\$ 360,000
58	School - Replacement academic PC's district wide	1	N/A	\$ 400,000	\$ 575,000	\$ 575,000	\$ 500,000	\$ 500,000	\$ 575,000	\$ 2,725,000
59	School - Software Licensing	1	N/A	\$ 50,000	\$ 50,000	\$ 50,000	\$ 56,000	\$ 60,000	\$ 65,000	\$ 281,000
	Information Technology, Subtotal			\$ 490,000	\$ 735,000	\$ 820,000	\$ 756,000	\$ 635,000	\$ 710,000	\$ 3,656,000
	Total			\$ 4,026,000	\$ 7,001,463	\$ 6,753,000	\$ 2,146,391	\$ 1,050,391	\$ 1,045,000	\$ 17,996,245



Town of Arlington, Massachusetts

School Facilities - General Update



Town of Arlington, Massachusetts

Approval of February 13, 2023 Facilities Subcommittee Meeting Minutes

Summary:

February 13, 2023 - Facilities Subcommittee Meeting Minutes

ATTACHMENTS:

Type	File Name	Description
▢ Minutes	Facilities_Subcommittee_minutes_(2.13.23).pdf	Facilities Subcommittee Meeting Minutes, 02-13-2023

Arlington School Committee
Facilities Subcommittee Meeting, February 13, 2023
-DRAFT Minutes-

Attendance

Subcommittee members: Jeff Thielman (Chair), Kirsi Allison-Ampe, M.D., Jane Morgan

District administration: Elizabeth Homan, Ph.D. (Superintendent), Michael Mason (CFO),

Town administration: Robert Behrent (Director of Facilities, Town of Arlington), Doug Heim
(Town Counsel)

Other Attendees None

Mr. Thielman called the meeting to order at 9:15 a.m. The meeting took place by zoom.

Minutes

The minutes from the subcommittee meeting on December 12, 2022, were approved unanimously. Motion by Ms. Morgan, second by Dr. Allison-Ampe.

Appraisal of property owned by APS, across from the Ottoson Middle School

The leadership of St. Athanasius the Great Greek Orthodox Church located at 4 Appleton Street in Arlington is interested in purchasing a parcel of land of approximately 3,000 square feet, which is owned by the Arlington Public Schools and located across from the street from the Ottoson Middle School. The parcel is a wooded area and is adjacent to a house owned by the Church; in addition, the Church owns the parking lot and property that is adjacent to the 3,000-foot parcel.

Town Counsel Doug Heim spoke to the committee and said step one requires the School Committee to authorize the Town to conduct an appraisal of the parcel. Dr. Homan said that she and her leadership team do not see any use for this parcel by the Ottoson Middle School or by any department or school within the Arlington Public Schools. Dr. Allison-Ampe said that depending on how the parcel is used in the future, it could present traffic concerns for the Ottoson. She asked that the town evaluate this as discussions with St. Anathasius proceed.

Pursuant to Mr. Heim's direction, the subcommittee adopted the following motion:

Moved that the Facilities Subcommittee requests the School Committee approve and direct the survey and appraisal of a portion of the parcel known as "O Lot Appleton Street" believed to be owned by the Arlington Public Schools as a portion of the Ottoson Middle School campus.

Motion by Ms. Morgan, second by Dr. Allison-Ampe. Approved 3-0 on a roll call vote.

Dr. Homan will work with Chair Liz Exton and Ms. Diggins (School Committee Administrative Assistant) to include this motion in Novuus and on the agenda for the next School Committee meeting on Thursday, March 2, 2023.

Follow-up on Dec. 12, 2022, subcommittee discussion on issues in various APS facilities

Rob Behrent, Director of Facilities for the Town of Arlington, joined the meeting at 9:30 a.m. to give the subcommittee an update on work being done in facilities discussed during the last meeting. He made the following points:

- The town is initiating a new work order system. Mr. Behrent is scheduling a meeting with the principals to train them on it. In the new system, it's easier to track progress on various work orders.
- Parmenter:
 - The boiler has to be managed in person; it is not controlled electronically. The building is kept at a lower heat on weekends. Ensuring the building is ready for students on cold mornings, particularly on Mondays, requires someone to go into the building earlier on Monday morning or Sunday night to increase the temperature.
 - The HVAC system was not part of the work done to improve the building for temporary use by the Menotomy Pre-School.
- Peirce School – the town has secured a new pest control vendor to address the issue of mice in the school.
- Ottoson – the facilities team is addressing a heat and gas valve that is not functioning properly.
- AHS:
 - A window was fixed in the new high school.
 - Issues have been addressed with a temporary boiler used for the construction project.
 - The facilities team is monitoring air pressure leaks in Fusco and Downs.
- Dallin:
 - An indoor air quality assessment was completed, and it showed that the air is within air particulate limits. The humidity in the building is low, which may nasal/throat issues for some students and staff.
 - Wall vents were vacuumed
 - The gym floor will be resurfaced over the summer; it does not present an issue for students and staff.

Motion to Adjourn

At 10:00 a.m., Dr. Allison-Ampe moved to adjourn the meeting. Second by Ms. Morgan. The motion was approved unanimously.



Town of Arlington, Massachusetts

New Business



Town of Arlington, Massachusetts

Adjournment



Town of Arlington, Massachusetts

Submitted by Jeff Thielman